



## 100 St. Margarets Road

Plympton, Plymouth, PL7 4SB

Offers Over £465,000



Well-presented extended Stanbury-built detached house sitting on a generous corner plot, offering a double driveway & double garage, with lovely gardens providing all-day sunshine. The accommodation consists of a kitchen/breakfast room & open plan lounge/diner, conservatory & downstairs cloakroom with 4 bedrooms & family bathroom. In the garden there is a home office with power, lighting and USB connection points.



**ST MARGARETS ROAD, PLYMPTON, PLYMOUTH PL7 4SB**

**ACCOMMODATION**

Wood-effect composite door opening into the entrance porch.

**ENTRANCE PORCH**

uPVC double-glazed door with obscured glass panels opening into the entrance hall.

**ENTRANCE HALL 14'4" x 12'9" (4.392 x 3.897)**

A sizeable area with a staircase ascending to the first floor landing and 2 storage cupboards beneath. Open plan access into the kitchen/breakfast room. Doors opening into the lounge/diner, downstairs cloakroom and bedroom four/office. uPVC double-glazed window to the front elevation. Access hatch to boarded, insulated loft space with pull-down ladder.

**BEDROOM FOUR/OFFICE 10'5" x 9'1" (3.189 x 2.782)**

uPVC triple-glazed window to the side elevation. Range of built-in wardrobes. Dropped accent ceiling with feature lighting and spotlights.

**DOWNSTAIRS CLOAKROOM 4'1" x 4'1" (1.263 x 1.266)**

Obscured double-glazed uPVC window to the side elevation. Fully-tiled walls and floor. Aquaboarded ceiling panel. Low-level wc and pedestal wash handbasin with mixer tap. Wall-mounted radiator.

**LOUNGE 14'1" x 12'7" (4.308 x 3.856)**

Triple-glazed uPVC window to the front elevation. Feature fireplace with a marble surround. Open plan access into the dining room.

**DINING ROOM 11'1" x 12'6" (3.379 x 3.812)**

Feature uPVC double-glazed portal-style window with decorative stained-glass to the side elevation. Set of uPVC triple-glazed sliding doors opening into the conservatory.

**CONSERVATORY 13'3" x 12'8" (4.056 x 3.886)**

A large room, constructed beneath an insulated roof, with uPVC double-glazed windows to 3 elevations and uPVC double-glazed doors to the side elevation opening to an area of decking. Views over the garden.

**KITCHEN/BREAKFAST ROOM 15'3" x 11'7" (4.657 x 3.547)**

Fitted with a matching range of base and wall-mounted units incorporating a wood square-edged worktop and an inset Lamona induction hob with a Bosch extraction hood over, an inset one-&a-half composite sink with mixer tap and an attractive tiled splash-back. Integrated Bosch oven and grill. Space and plumbing for a washing machine, dishwasher, tumble dryer and a large free-standing fridge/freezer. Wood peninsula with space for seating beneath. Tiled flooring. Ceiling spot lighting. Contemporary vertical radiator. 2 triple-glazed uPVC windows to the rear elevation overlooking the garden. uPVC double-glazed door, with inset obscured glass panel, opening to the side porch.

**SIDE PORCH 11'1" x 3'10" (3.393 x 1.182)**

uPVC double-glazed window to the rear elevation. Wall-mounted electric heater. Double-glazed sliding doors providing access to the rear garden.

**FIRST FLOOR LANDING**

Doors providing access to the first floor accommodation. Triple-glazed uPVC window to the side elevation.

**BEDROOM ONE 11'8" x 14'0" (3.576 x 4.276)**

Triple-glazed uPVC window to the front elevation.

**BEDROOM TWO 11'8" x 12'6" (3.572 x 3.827)**

Triple-glazed uPVC window to the rear elevation.

**BEDROOM THREE 9'11" x 6'11" (3.030 x 2.129)**

Triple-glazed uPVC window to the front elevation.

**BATHROOM 7'9" x 6'9" (2.387 x 2.076)**

2 obscured double-glazed windows to the side elevation. Panelled bath and low-level wc. Double shower cubicle with mains-fed waterfall shower head and additional hand-held attachment, vanity wash handbasin with mixer tap and storage below. Chrome heated towel rail. Fully-tiled walls and floor. Ceiling spot lighting.

**DOUBLE GARAGE**

uPVC double-glazed courtesy door to the side providing access to the garden.

**OUTSIDE**

The property is approached via a tiled pathway leading to the front door with bordering areas of lawn and a beautiful selection of palm trees. A double driveway leads to the double garage with external EV charging points and a Mitsubishi electric Ecotan heat pump system. A side gate provides access to the rear garden via a tiled pathway, leading to a covered deck area with outside electric points. Adjacent to the conservatory there is a raised decking area bordered by attractive glass balustrading providing a beautiful alfresco entertainment space and with an outside water tap, electricity and a heated swimming pool. The garden is a real feature of the property - extremely attractive and being south and westerly-facing it is a sun trap. It is fully-enclosed with feather-boarded fence panels, including raised planters with beautiful mature borders, a selection of fruit trees a chicken coop and run. To the very rear of the garden there is a home office.

**HOME OFFICE 11'2" x 13'2" (3.406 x 4.021)**

Accessed via anthracite grey double-glazed bi-folding doors. Power and lighting. Space for a sizeable office desk or bedroom furniture. Attractive drop ceiling with feature lighting.

**COUNCIL TAX**

Plymouth City Council  
Council Tax Band: E

**SERVICES**

The property is connected to all the mains services: gas, electricity, water and drainage.

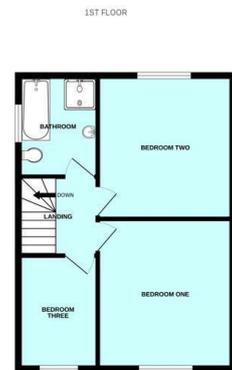
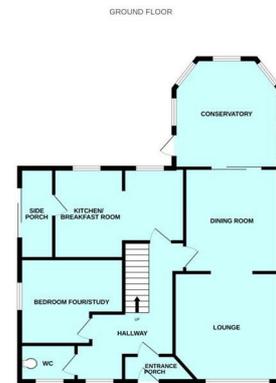
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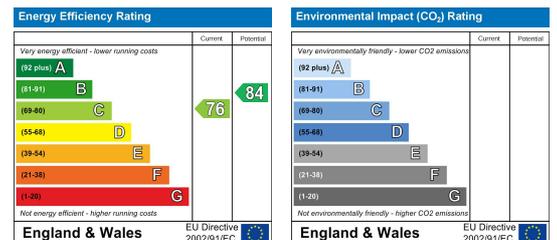
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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